



**City of Keller**  
**Planning & Zoning Commission**  
**Agenda**

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

---

Tuesday, July 27, 2021

---

**PRE-MEETING BRIEFING 6:00 P.M.**

**A. CALL TO ORDER - Chairperson Ponder**

**B. ADMINISTRATIVE COMMENTS**

1. [Briefing regarding City Council action on Tuesday, July 20, 2021.](#)

**C. DISCUSS AND REVIEW AGENDA ITEMS**

**D. WORK SESSION**

1. ["Zoning 101" Discussion Part 1](#)

**E. ADJOURN**

**REGULAR MEETING 7:00 P.M.**

**A. CALL TO ORDER – Chairperson Ponder**

**B. PLEDGE OF ALLEGIANCE**

1. Pledge to the United States Flag
2. Pledge to the Texas Flag - "Honor the Texas Flag: I pledge allegiance to Thee, Texas, one State under God, one and indivisible."

**C. PERSONS TO BE HEARD**

This is a time for the public to address the Board/Commission on any subject. However, the Texas Open Meetings Act prohibits the Board/Commission from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to City Staff for research and possible future action.

**D. NEW BUSINESS**

1. [Consider the Minutes for the July 13, 2021, Planning and Zoning Commission Meeting.](#)
2. [PUBLIC HEARING: Consider a recommendation for a Final Plat for Lot 1, Block A Rise Realty Addition, being 0.79-acres located on the east side of Woodlawn Court, zoned Single-Family 20,000 square-foot lots \(SF-20\) currently addressed as 1490 Randol Mill Avenue, to be addressed as 1483 Woodlawn Court if approved. Bryson Connally, applicant; Rise Realty DFW, LLC, owner. \(P-21-0023\)](#)

3. [PUBLIC HEARING: Consider a request for a zoning change application from Retail to Single-Family 36,000 square-foot lots or larger, for a 6,363 square-foot building, on 1.41-acres, located on the south side of Bandit Trail, situated approximately 300-feet from the intersection of Davis Boulevard and Bandit Trail, located at 765 Bandit Trail, legally described as Lot 1, Block A, Bandit Addition and zoned Retail \(R\). Xuwei Jiang owner/applicant. \(Z-21-0007\)](#)
4. [PUBLIC HEARING: Consider a recommendation to amend the previously approved Planned Development zoning by adding medical and office uses and minor medical emergency clinic \(with an approved SUP\) to the use table, situated on a 0.827-acre tract of land, located on the north side of North Tarrant Parkway, approximately 600 feet northeast from the intersection of Rufe Snow Drive and North Tarrant Parkway, legally described as Lot 3, Block A Highland Oaks Crossing, zoned Planned Development - Retail \(PD-R\), and addressed as 861 North Tarrant Parkway \(Account #:42550121\). Dunaway Associates, Applicant; TAK Enterprises, Owner. \(Z-21-0008\)](#)
5. [PUBLIC HEARING: Consider a recommendation for a Specific Use Permit \(SUP\) for Breeze Urgent Care \(Texas Health Resources\) to occupy a 3,420 square-foot lease space, within a 5,958 square-foot multi-tenant building, on a 0.827-acre tract of land, located on the north side of North Tarrant Parkway, approximately 600 feet northeast from the intersection of Rufe Snow Drive and North Tarrant Parkway, legally described as Lot 3, Block A Highland Oaks Crossing, zoned Planned Development - Retail \(PD-R\), and addressed as 861 North Tarrant Parkway Suite 100 \(Account #:42550121\). DLR Group, Applicant; TAK Enterprises, Owner. \(SUP-21-0026\)](#)
6. [PUBLIC HEARING: Consider a request for a Future Land Use Plan \(FLUP\) Amendment proposing to change from Mixed-Use \(MU\) to Retail/Commercial \(RTC\), located on approximately 6.2-acres, legally described as Lot 4 and 5R, Block 1 in the Town Center East Addition, located near the southwest corner of the Rufe Snow Drive and Keller Parkway intersection and addressed as 920 and 940 Keller Parkway \(FM 1709\). Jim Makens, Grapevine/Wall JV, Applicant/Owner. \(LUP-21-0004\)](#)
7. [PUBLIC HEARING: Consider a request for a Zoning Change from Town Center \(TC\) to Retail \(R\) for two parcels approximately 6.2-acres, legally described as Lot 4 and 5R, Block 1 in the Town Center East Addition, located near the southwest corner of the Rufe Snow Drive and Keller Parkway \(FM 1709\) intersection and addressed as 920 and 940 Keller Parkway \(FM 1709\). Jim Makens, Grapevine Wall J/V, Applicant/Owner. \(Z-21-0004\)](#)

## E. ADJOURN

**CITY OF KELLER  
MISSION STATEMENT**

*We commit to preserving a safe, informed and vibrant community of quality neighborhoods, thriving businesses and natural beauty by setting the standard for municipal engagement, collaboration, service and innovation.*

**CERTIFICATE**

*I hereby certify that the above notice is posted, per the Open Meetings Law, Texas Government Code, Chapter 551, on the official bulletin board at Keller Town Hall, 1100 Bear Creek Parkway, on Friday, July 23, 2021 at 5:00 P.M.*

---

Julie Smith, Director of Community Development

***Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the ADA Coordinator 48 hours in advance, at 817-743-4041, and reasonable accommodations will be made for assistance.***